

SCOPE OF WORK – DATA SERVICES

The awarded vendor will provide loan servicing, and property data and analytics to minimize servicing risks. Vendor will be responsible for the interface development and implementation.

Data and analytic services to include but not limited to:

1. Match and Append Services
 - a. NAHAC will provide vendor with a list of data elements to match and append.
 - b. Aggregated Report of the Match and Append Service from the following categories
 - i. Foreclosure Sale
 - ii. Deed in Lieu
 - iii. Short Sale
 - iv. Traditional Sale
 - v. No Sale – Borrower still in home
 - vi. Homeownership Retention
2. Property Data
 - a. Liens & Judgement Search
 - b. Document Image Search
 - i. Foreclosure Sale
 - ii. Deed in Lieu
 - iii. Short Sale
 - iv. Traditional Sale
 - v. No Sale – Borrower still in home
 - vi. Homeownership Retention
 - c. Property Reports
 - i. Sale Document Type: Grant, Quit, Foreclosure
 - ii. Deed Category: Trust, Grant/Warranty, Releases, etc.
 - iii. Transaction Type: Market Sale with or without a mortgage, Standalone mortgage, Construction Financing Loan, etc.
 - iv. Mortgage Type: Conventional, FHA, VA, etc.
 - v. Mortgage Interest Rate: _____%
 - vi. Mortgage Document Type: Agreement of Sale, Assumption, Correction Deed
 - vii. Mortgage Term: _____ years
 - viii. Land Use
 - ix. Property Indicator Code: Single Family Residence, Condominium, Commercial, etc.
3. Property Risk Management Solutions
 - a. Risk Analysis Services
 - i. Valuation Services
 - ii. SSA-89 Social Security Verification Services

b. Loan Performance Services

i. Analytics – Core Based Statistical Areas (CBSA) data for the State of Nevada

ii. Market Trends – Mortgage Delinquency Rates, REO and Foreclosures, etc.

iii. Zip Code Level Analysis from Loan Level Marketing Analytics

iv. Zip Code Level Demographic/Ethnicity report

v. Open Liens Bulk Data Property Level

vi. Servicing Consortium Data, County Level Granularity

~~ii~~-vii. Loan Level Market Analytics

4. Fraud and verification services

a. Predictive analytics and pattern recognition tools